

165.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

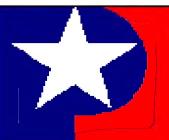
821,100 / 821,100

USE VALUE:

821,100 / 821,100

ASSESSED:

821,100 / 821,100



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
79-81		APPLETON ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	FERIC ENVERA & ZLATAN & JUSUF	
Owner 2:		
Owner 3:		

Street 1: 79-81 APPLETON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: KREPELKA JOANNE ETAL TRUSTEES -

Owner 2: 79 APPLETON ST REALTY TRUST -

Street 1: 160 WAVERLEY STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Vinyl Exterior and 2407 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	70.	1.15	8									397,952						398,000	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										109117
										GIS Ref
										GIS Ref
										Insp Date
										06/12/18

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID 165.0-0002-0010.0			USER DEFINED		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1:	109117				
2020	104	FV	418,000	5300	4,950.	398,000	821,300	821,300	Year End Roll	12/18/2019	Prior Id # 2:					
2019	104	FV	394,300	5300	4,950.	398,000	797,600	797,600	Year End Roll	1/3/2019	Prior Id # 3:					
2018	104	FV	394,300	5300	4,950.	352,500	752,100	752,100	Year End Roll	12/20/2017	Prior Id # 1:					
2017	104	FV	369,400	5300	4,950.	295,600	670,300	670,300	Year End Roll	1/3/2017	Prior Id # 2:					
2016	104	FV	369,400	5300	4,950.	295,600	670,300	670,300	Year End	1/4/2016	Prior Id # 3:					
2015	104	FV	328,400	5300	4,950.	255,800	589,500	589,500	Year End Roll	12/11/2014	ASR Map:					
2014	104	FV	328,400	5300	4,950.	247,300	581,000	581,000	Year End Roll	12/16/2013	Fact Dist:					
2013	104	FV	342,000	5300	4,950.	235,400	582,700	582,700		12/13/2012	Reval Dist:					

SALES INFORMATION										TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
KREPELKA JOANNE	71911-270	1	11/20/2018		838,000	No	No									
KREPELKA MARY A	22984-308		3/16/1993			No	No		Joseph E Krepelka dod 6/4/1992							

BUILDING PERMITS										ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name			
8/1/2008	866	Manual	6,000					rebuild rear porch		6/12/2018	MEAS&NOTICE	CC	Chris C			
12/8/1995	693	Manual	1,900					ROOFING		10/31/2008	Meas/Inspect	189	PATRIOT			
										12/21/1999	Mailer Sent					
										12/3/1999	Measured	270	PATRIOT			
										1/1/1982		GP				

Sign: VERIFICATION OF VISIT NOT DATA									

**EXTERIOR INFORMATION**

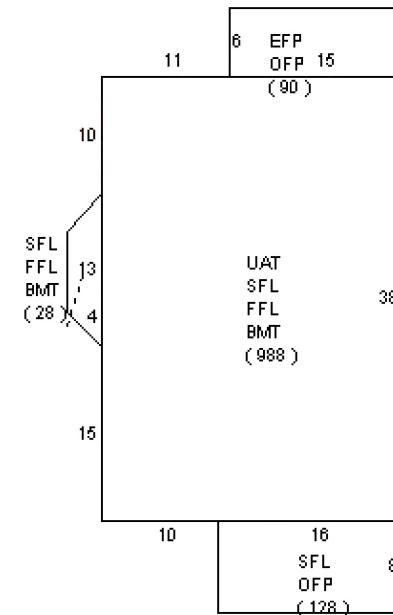
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

--	--	--	--	--	--	--	--	--	--	--	--

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 10 BRs: 4 Baths: 2 HB	

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:		2	5	2
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	2	10	4	

**RES BREAKDOWN****CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	31.	%
Functional:			
Economic:			
Sec Int Wall:			
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	5 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

**CALC SUMMARY**

Basic \$ / SQ:	170.00		
Size Adj.:	1.13611102		
Const Adj.:	0.96950299		
Adj \$ / SQ:	187.249		
Other Features:	101500		
Grade Factor:	1.00		
NBHD Inf:	1.00000000		
NBHD Mod:			
LUC Factor:	1.00		
Adj Total:	605508		
Depreciation:	187707		
Depreciated Total:	417800		
WtAv\$/SQ:	AvRate:	Ind.Val	
Juris. Factor:	1.00	Before Depr:	187.25
Special Features:	0	Val/Su Net:	111.98
Final Total:	417800	Val/Su SzAd:	193.43

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	21X20	A	AV	1940	20.95	T	40	104			5,300		5,300

**PARCEL ID**

165.0-0002-0010.0

**IMAGE****AssessPro Patriot Properties, Inc**